

**Fill in this information to identify the case:**

Debtor 1 \_\_\_\_\_

Debtor 2 \_\_\_\_\_  
(Spouse, if filing)

United States Bankruptcy Court for the: \_\_\_\_\_ District of \_\_\_\_\_

Case number \_\_\_\_\_

**Official Form 410S1**

**Notice of Mortgage Payment Change**

12/15

If the debtor's plan provides for payment of postpetition contractual installments on your claim secured by a security interest in the debtor's principal residence, you must use this form to give notice of any changes in the installment payment amount. File this form as a supplement to your proof of claim at least 21 days before the new payment amount is due. See Bankruptcy Rule 3002.1.

**Name of creditor:** \_\_\_\_\_

**Court claim no. (if known):** \_\_\_\_\_

**Last 4 digits** of any number you use to identify the debtor's account: \_\_\_\_\_

**Date of payment change:**

Must be at least 21 days after date of this notice

\_\_\_\_\_

**New total payment:**

\$ \_\_\_\_\_

Principal, interest, and escrow, if any

**Part 1:** Escrow Account Payment Adjustment

**1. Will there be a change in the debtor's escrow account payment?**

☐ No

☐ Yes. Attach a copy of the escrow account statement prepared in a form consistent with applicable nonbankruptcy law. Describe the basis for the change. If a statement is not attached, explain why: \_\_\_\_\_

**Current escrow payment:** \$ \_\_\_\_\_

**New escrow payment:** \$ \_\_\_\_\_

**Part 2:** Mortgage Payment Adjustment

**2. Will the debtor's principal and interest payment change based on an adjustment to the interest rate on the debtor's variable-rate account?**

☐ No

☐ Yes. Attach a copy of the rate change notice prepared in a form consistent with applicable nonbankruptcy law. If a notice is not attached, explain why: \_\_\_\_\_

**Current interest rate:** \_\_\_\_\_%

**New interest rate:** \_\_\_\_\_%

**Current principal and interest payment:** \$ \_\_\_\_\_

**New principal and interest payment:** \$ \_\_\_\_\_

**Part 3:** Other Payment Change

**3. Will there be a change in the debtor's mortgage payment for a reason not listed above?**

☐ No

☐ Yes. Attach a copy of any documents describing the basis for the change, such as a repayment plan or loan modification agreement. (Court approval may be required before the payment change can take effect.)

Reason for change: \_\_\_\_\_

**Current mortgage payment:** \$ \_\_\_\_\_

**New mortgage payment:** \$ \_\_\_\_\_

Debtor 1

First Name

Middle Name

Last Name

Case number (if known)

**Part 4:** Sign Here

The person completing this Notice must sign it. Sign and print your name and your title, if any, and state your address and telephone number.

*Check the appropriate box.*

☐ I am the creditor.

☐ I am the creditor's authorized agent.

**I declare under penalty of perjury that the information provided in this claim is true and correct to the best of my knowledge, information, and reasonable belief.**

**X**

Signature

Date

Print:

First Name

Middle Name

Last Name

Title Authorized Agent for Secured Creditor

Company

Address

Number

Street

City

State

ZIP Code

Contact phone

Email bknotifications@ghidottiberger.com

**Annual Escrow Account  
Disclosure Statement**

1-888-694-4665

<https://myloanweb.com/SunAmerican>

ACCOUNT NUMBER: XXXXXXXXXX

014

DATE: 12/30/19

JULIO A RAMIREZ  
145 NORTH 74TH STREET  
UNIT #236  
MESA, AZ 85207

PROPERTY ADDRESS  
145 NORTH 74TH STREET  
UNIT #236  
MESA, AZ 85207

PLEASE REVIEW THIS STATEMENT CLOSELY - YOUR MORTGAGE PAYMENT MAY BE AFFECTED. THIS STATEMENT TELLS YOU OF ANY CHANGES IN YOUR MORTGAGE PAYMENT, ANY SURPLUS REFUNDS, OR ANY SHORTAGE YOU MUST PAY. IT ALSO SHOWS YOU THE ANTICIPATED ESCROW ACTIVITY FOR YOUR ESCROW CYCLE BEGINNING 02/01/2020 THROUGH 01/31/2021.

**----- ANTICIPATED PAYMENTS FROM ESCROW 02/01/2020 TO 01/31/2021 -----**

UNIT HAZARD	\$503.00
COUNTY TAX	\$592.91
TOTAL PAYMENTS FROM ESCROW	\$1,095.91
MONTHLY PAYMENT TO ESCROW	\$91.32

**----- ANTICIPATED ESCROW ACTIVITY 02/01/2020 TO 01/31/2021 -----**

ANTICIPATED PAYMENTS				ESCROW BALANCE COMPARISON	
MONTH	TO ESCROW	FROM ESCROW	DESCRIPTION	ANTICIPATED	REQUIRED
			STARTING BALANCE -->	\$733.74	\$365.35
FEB	\$91.32			\$825.06	\$456.67
MAR	\$91.32			\$916.38	\$547.99
APR	\$91.32			\$1,007.70	\$639.31
MAY	\$91.32	\$289.58	COUNTY TAX	\$809.44	\$441.05
JUN	\$91.32			\$900.76	\$532.37
JUL	\$91.32			\$992.08	\$623.69
AUG	\$91.32			\$1,083.40	\$715.01
SEP	\$91.32			\$1,174.72	\$806.33
OCT	\$91.32			\$1,266.04	\$897.65
NOV	\$91.32	\$503.00	UNIT HAZARD	\$854.36	\$485.97
		\$303.33	COUNTY TAX	L1-> \$551.03	L2-> \$182.64
DEC	\$91.32			\$642.35	\$273.96
JAN	\$91.32			\$733.67	\$365.28

**----- DETERMINING THE SUFFICIENCY OF YOUR ESCROW BALANCE -----**

IF THE ANTICIPATED LOW POINT BALANCE (L1) IS GREATER THAN THE REQUIRED BALANCE (L2), THEN YOU HAVE AN ESCROW SURPLUS. **YOUR ESCROW SURPLUS IS \$368.39.**

**CALCULATION OF YOUR NEW PAYMENT**

PRIN & INTEREST	\$366.66
ESCROW PAYMENT	\$91.32
<b>NEW PAYMENT EFFECTIVE 02/01/2020</b>	<b>\$457.98</b>

YOUR ESCROW CUSHION FOR THIS CYCLE IS \$182.64.

\*\*\*\*\* Continued on reverse side \*\*\*\*\*



IF YOUR SURPLUS IS \$50 OR GREATER, SUN AMERICAN MORTGAGE COMPANY WILL SEND YOU A REFUND CHECK, PROVIDED YOUR LOAN IS CURRENT.

IF YOUR SURPLUS IS LESS THAN \$50, THE FUNDS WILL REMAIN IN YOUR ESCROW ACCOUNT.

\*\*\*\*\* Continued from front \*\*\*\*\*

ACCOUNT HISTORY

THIS HISTORY STATEMENT COMPARES YOUR PRIOR ANALYSIS CYCLE PROJECTED ESCROW ACTIVITY TO THE ACTUAL ESCROW ACTIVITY BEGINNING 02/01/2019 AND ENDING 01/31/2020. IF YOUR LOAN WAS PAID-OFF, ASSUMED OR TRANSFERRED DURING THIS PRIOR CYCLE, OR THE COMPUTATION YEAR IS BEGING CHANGED, ACTUAL ACTIVITY STOPS AT THAT POINT. THIS STATEMENT IS INFORMATION ONLY AND REQUIRES NO ACTION ON YOUR PART.

YOUR PAYMENT BREAKDOWN AS OF 02/01/2019 IS:

PRIN & INTEREST	\$366.66
ESCROW PAYMENT	\$89.42
SHORTAGE PYMT	\$39.89
BORROWER PAYMENT	\$495.97

PAYMENTS TO ESCROW			PAYMENTS FROM ESCROW		DESCRIPTION	ESCROW BALANCE	
MONTH	PRIOR PROJECTED	ACTUAL	PRIOR PROJECTED	ACTUAL		PRIOR PROJECTED	ACTUAL
					STARTING BALANCE	\$357.71	\$120.99-
FEB	\$89.42	\$129.31 *				\$447.13	\$8.32
MAR	\$89.42	\$129.31 *				\$536.55	\$137.63
APR	\$89.42	\$129.31 *		\$289.58 *	COUNTY TAX	\$625.97	\$22.64-
MAY	\$89.42	\$129.31 *	\$280.49		COUNTY TAX	\$434.90	\$106.67
JUN	\$89.42	\$129.31 *				\$524.32	\$235.98
JUL	\$89.42	\$129.31 *				\$613.74	\$365.29
AUG	\$89.42	\$129.31 *				\$703.16	\$494.60
SEP	\$89.42	\$129.31 *				\$792.58	\$623.91
OCT	\$89.42	\$129.31 *		\$303.33 *	COUNTY TAX	\$882.00	\$53.11-
OCT				\$503.00	UNIT HAZARD		
NOV	\$89.42	\$129.31 *	\$503.00		COUNTY TAX	T-> \$178.84	\$76.20
NOV			\$289.58		COUNTY TAX		
DEC	\$89.42	\$129.31 *		\$368.39 *	ENMASSE REFUNDS	\$268.26	A-> \$162.88-
JAN	\$89.42	\$0.00				\$357.68	\$162.88-
	\$1,073.04	\$1,422.41	\$1,073.07	\$1,464.30			

UNDER FEDERAL LAW, WHEN YOUR ACTUAL ESCROW BALANCE REACHED THE LOWEST POINT, THAT BALANCE WAS TARGETED NOT TO EXCEED 1/6TH OF THE ANNUAL PROJECTED DISBURSEMENTS. YOUR LOAN DOCUMENTS OR STATE LAW MAY SPECIFY THAT YOUR LOWEST BALANCE MUST BE A LOWER AMOUNT THAN THE FEDERAL LAW ALLOWS.

UNDER YOUR MORTGAGE CONTRACT OR STATE OR FEDERAL LAW, YOUR TARGETED LOW POINT BALANCE (T) WAS \$178.84. YOUR ACTUAL LOW POINT ESCROW BALANCE (A) WAS \$162.88-.

BY COMPARING THE ANTICIPATED ESCROW TRANSACTIONS WITH THE ACTUAL TRANSACTIONS YOU CAN DETERMINE WHERE A DIFFERENCE MAY HAVE OCCURRED. AN ASTERISK (\*) INDICATES A DIFFERENCE IN EITHER THE AMOUNT OR DATE OF THE PROJECTED ACTIVITY THAT HAS NOT YET OCCURRED DUE TO THE DATE OF THIS STATEMENT.

IF THERE ARE NO PRIOR PAYMENTS TO OR FROM ESCROW SHOWN, THERE WAS NO PRIOR PROJECTION TO WHICH THE ACTUAL ACTIVITY COULD BE COMPARED.

Determining your Shortage or Surplus

Shortage:

- Any shortage in your escrow account is usually caused by one the following items:
- An increase, if any, in what was paid for insurance and/or taxes from your escrow account.
  - A projected increase in taxes for the upcoming year.
  - The number of months elapsed from the time of these disbursements to the new payment effective date.

Shortages are divided evenly of the next twelve months. To reduce the increase in your monthly payment, the shortage can be paid either partially or in full.

Surplus:

- A surplus in your escrow account is usually caused by one the following items:
- The insurance/taxes paid during the past year were lower than projected.
  - A refund was received from the taxing authority or insurance carrier.
  - Additional funds were applied to your escrow account.

If your surplus is \$50.00 or greater and your loan was contractually current at the time when the analysis was run or calculated, a check will be sent to you. If your surplus is less than \$50.00, the funds will be retained in your escrow account.

**CERTIFICATE OF SERVICE**

On January 6, 2020, I served the foregoing documents described as Notice of Payment Change on the following individuals by electronic means through the Court's ECF program:

COUNSEL FOR DEBTOR  
NATHAN J BRELSFORD [nathan@pb-lawfirm.com](mailto:nathan@pb-lawfirm.com)

I declare under penalty of perjury under the laws of the United States of America that the foregoing is true and correct.

/s/ Brandy Carroll  
Brandy Carroll

On January 6, 2020, I served the foregoing documents described as Notice of Payment Change on the following individuals by depositing true copies thereof in the United States mail at Santa Ana, California enclosed in a sealed envelope, with postage paid, addressed as follows:

Debtor JULIO ALBERTO RAMIREZ 145 N 74TH ST #236 MESA, AZ 85207	Trustee <b>EDWARD J. MANEY</b> 101 N. FIRST AVE., SUITE 1775 PHOENIX, AZ 85003  <b>U.S. TRUSTEE</b> OFFICE OF THE U.S. TRUSTEE 230 NORTH FIRST AVENUE SUITE 204 PHOENIX, AZ 85003
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I declare under penalty of perjury under the laws of the United States of America that the foregoing is true and correct.

/s/ Brandy Carroll  
Brandy Carroll